

NEIGHBORHOOD MEETING REPORT
FOR SPRINGMILL TRAILS PUD PROPOSAL
DOCKET NO. 1101-PUD-02

On December 16, 2010 at 7:00 p.m. a neighborhood meeting was conducted at the City of Westfield, City Hall Building, and the following were in attendance:

1. Beau Wilfong, on behalf of the Applicant;
2. Paul Rioux, Jon Dobosiewicz and Jim Shinaver of Platinum Properties and Nelson & Frankenberger on behalf of the zoning team;
3. Kevin Todd, Planning Staff;
4. Ron Moore, Melda Corn, Lynn and Linda Gray; Guy Markusfeld and his mother who is an adjacent owner; Jim Peyton, and Maryann White, as members of the public. Attached as Exhibit "A" is the sign in sheet.

I. Presentation –

A. Beau Wilfong provided an overview of the PUD amendment request.

1. Beau explained the past history of the original PUD for Eagletown. Beau also explained that due to changes in the economy over approximately the last four years, there were new realities in the real estate market. Beau explained that new housing starts were drastically down and that banks were tightening the available credit to developers and builders.
2. Beau then explained that the concept behind introducing the amendment to the existing Eagletown PUD, which will be named "Springmill Trails PUD". Beau explained that the request partially pertained to "rebranding" the development name and concept. Beau explained that the City itself has essentially undergone a rebranding over the last few years where the City has adopted as important policies the family sports capital of America, the Grand Junction area to be located downtown and the concept that the City of Westfield would be known as the "city of trails". The intent behind renaming a portion of the development was to work in conjunction with the rebranding that the City has undertaken. Beau explained that the name concept for Springmill Trails will incorporate the ideas that the City is promoting through trails and a pedestrian community.
3. Beau also explained that with planned upgrades and changes to the U.S. 31 corridor will have an effect on the businesses located along and adjacent to that corridor area. Beau explained that the upgrades and changes would displace some businesses along U.S. 31 and by

making certain amendments to the PUD, if displaced businesses so desire, they could relocate to Beau's development.

4. Beau also explained that he hopes to see increased home starts in 2011, but thinks that the most likely scenario would be for increased residential development occurring in 2012. However, Beau also explained that compared with other jurisdictions, Westfield did not necessarily have an overabundance of developed lots available for builders.
5. Beau then reviewed some aerial exhibits with the changed use areas. Beau started by explaining the lay-out of the approved plan and then described how the proposed amendments would affect the original plan. During this portion of the presentation, Beau also explained the City's interest in purchasing certain portions of the original Eagletown PUD real estate for use by the City as part of their youth sports complex project.
6. Based on the aerial exhibits, Beau then explained changes to the internal road design, he explained the 94 acres that were not being included in this request and he also explained that the overall density for the project would not change. Instead, Beau explained that he was simply relocating some of the residential units to the remaining acreage of the amended PUD real estate.
 - a. Beau also explained that he was combining two districts into one regarding the residential uses and that the proposed amendment to the PUD requested vinyl as a permissible building material for residential homes.
 - b. Beau then explained that the office area as designated in the original PUD, would be combined with office, retail, multi-family and would be called a mixed-use areas under the proposed amendment. Beau stressed that the mixed-use area would still allow retail. However, he also explained that some retail and office uses would need exposure to State Road 32 and by combining the zoning classifications, it allows Beau to sell portions of the real estate based on reasonable market demand.
 - c. Beau also explained that the western portion of the project would be amended to allow commercial, office, light industrial and manufacturing uses which may be of benefit to some of the businesses that will be displaced along State Road 32 in the future due to the road construction project.
 - d. Beau also explained that he anticipated new housing starts in his community to hopefully start around fall of 2011 in the center portion of community located in what was designated as

Residential District No. 2 area.

7. At this point in the presentation, Beau introduced Paul Rioux of Platinum Properties. Beau explained that he had known Paul for almost 20 years, both professionally and personally; and although Paul was not a partner in this project, Paul was providing some consulting services to Beau. Beau then asked Paul to explain to the neighbors attending this meeting the request to use vinyl in the residential areas of the amended proposal.
 - a. Paul explained that he had experience in developing Countryside, Maple Knoll, Crosswinds, and Mulberry Farms. He also explained Countryside was originally approved in 1997 and it is now beginning to finish up 13 years later.
 - b. Paul explained that he was providing this point of reference to demonstrate that large developments like this take a period of time to build out and conclude. He estimated that Beau's community may take up to 20 years to finish. Paul explained that, for example, in the proposed Residential District No. 2, it might take 5 – 7 years to build out in a very strong residential market.
 - c. Paul then explained that vinyl obtained a certain reputation back in the late 1990's. Paul also explained that there were few builders in the central Indianapolis market who had purchased cheaper, non-quality vinyl product for some of their communities. In addition to the lower quality of vinyl being purchased back at this time, the contractors who installed the vinyl were not as experienced as they are now at properly installing the product.
 - d. Paul explained as their builders continue to work with the vinyl product, they are purchasing a better quality product and their contractors have continued to improve on how they install the product. Paul also explained that in his estimation, approximately 50% of the homes in the Centennial community contain some type of vinyl product and it is not uncommon to have the appropriate vinyl product in homes ranging up to \$350,000.00 in price range. Paul also explained that the thickness of the vinyl that is utilized is very important and he explained the appropriate thickness was 0.44, which was what Beau was proposing for his development.
 - e. Paul explained that vinyl is easier and less costly to maintain than other types of products and the contractors installing the vinyl product have attained more expertise over the years as they have worked with the product. Paul estimated that over the last 5 – 7 years, most builders are using a 0.44 thickness of

vinyl in many types of homes (Beazer, Ryland, Pulte, etc.).

- f. Paul explained that the proposed price ranges of residential homes in Beau's community could be between \$170,000 and \$230,000. However, Beau also explained that the sign may say "from \$149,900" but we all know that few if any will be built at that price. Historically upgrades are 20,000 or more and thus the likely price range will be \$170,000 or \$180,000 up to around \$230,000. Beau also noted that in 2006, before home prices fell, he had said these would likely be \$180,000 and up.
- g. Beau then explained to the public that the amended PUD proposal also included language to address lots that were 3 acres or larger to permit horses and other types of commonly kept animals.

II. Questions from the Public

- A. Melda Corn – Ms. Corn explained that she lived near Springmill and 191st and the new plan shows a street with a round-about near her property. Beau explained that the road is shown in an approximate location but it will have 30 feet of buffer with some landscaping. Ms. Corn explained that she has horses on her property and was concerned about the danger the road and the round-about may pose to her horses. Beau explained that from the curb to the neighboring property line the right of way green space is likely to be another 30 feet. Additionally west bound traffic must go thru the round about and that speed limit is 15mph. Thus anyone going westward near her south line would be starting out slow and have the 60 or so feet between them and her horse fence. West bound traffic will have the median that will separate the west bound from the east bound much like present Springmill Road in Carmel south of 146th street. Beau indicated that he would look at this area again.
- B. Commencement of Work - A question was asked about when development may commence on the property. Beau explained that he anticipated construction of the internal streets to begin around July or August of 2011 and he hopes model homes and a few homes will be completed in fall of 2011 with the major marketing thrust in early 2012.
- C. Casey Road - A questions was asked about if there would be a change to Casey Road
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 - 1. Beau explained that the initial phases of residential development would be served from the existing Casey Road.
- D. Density - A question was asked about any changes to the overall density versus the old plan and the new plan .

1. Beau explained that there would be no change to the overall density permitted under the previously approved plan and the new proposal. Instead, Beau explained that because the 94 acres would be utilized for a different use, he was going to relocate the residential units that were to be constructed on the 94 acres to the other portions of the real estate that will remain.

E. Preservation of Woodland Areas - A questions was asked as to whether certain woodland areas would be preserved and where parks would be located.

1. Beau explained that due to some of the floodway fringe and creek locations, portions of the property could not be developed and then would be considered as open space areas. Beau also reviewed the internal trail way system along Little Eagle Creek and other portions of the real estate. Beau explained how the internal roadways and trail systems would connect over to the sports campus project.

F. Sports Complex Questions - A neighbor explained that they had purchased their property years ago and had purchased land because they wanted to live out in the country setting. The neighbor asked why the City decided to locate the sports complex project next to their property.

1. Beau explained that while he attended many of the meetings relating to the planning of the sports complex project, he suggested this particular neighbor contact the City Planning Staff directly for questions regarding the sports complex project and its location because Beau was not involved in the decision-making process for that project because it was a City project. Beau did explain that in his opinion, the City did a very good job and did their best to find the most appropriate location for this sports complex project but he does not have all the answers to these types of questions.
2. At this point, other neighbors asked various questions about the sports complex project and location, including the proposed uses under the proposed used under the sports complex project. Again, Beau suggested that they contact the City Planning Staff regarding these types of questions.

At this time, the neighborhood meeting concluded. Jon Dobosiewicz reminded the members of the public of the January 4, 2011 Plan Commission meeting and that they were welcome to attend that meeting, as well, since it was designed for public input.

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